171.0	0003	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,153,100 /	1,153,100
USE VALUE:	1,153,100 /	1,153,100
ASSESSED:	1,153,100 /	1,153,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PASSANO TONI J
Owner 2:	
Owner 3:	
Street 1:	12 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PASSANO TONI J & MALIK IRFAN -
Owner 2:	-
Street 1:	12 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1908, having primarily Vinyl Exterior and 3447 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11250.000	619,100	3,800	530,200	1,153,100
Total Card	0.258	619,100	3,800	530,200	1,153,100
Total Parcel	0.258	619,100	3,800	530,200	1,153,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.52 | /Parcel: 334.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	294009
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	619,100	3800	11,250.	530,300	1,153,200	1,153,200	Year End Roll	12/18/2019
2019	104	FV	453,200	3800	11,250.	530,300	987,300	987,300	Year End Roll	1/3/2019
2018	104	FV	449,200	3800	11,250.	469,700	922,700	922,700	Year End Roll	12/20/2017
2017	104	FV	421,100	3800	11,250.	393,900	818,800	818,800	Year End Roll	1/3/2017
2016	104	FV	421,100	3800	11,250.	393,900	818,800	818,800	Year End	1/4/2016
2015	104	FV	374,700	3800	11,250.	340,900	719,400	719,400	Year End Roll	12/11/2014
2014	104	FV	374,700	3800	11,250.	329,500	708,000	708,000	Year End Roll	12/16/2013
2013	104	FV	390,000	3800	11,250.	313,600	707,400	707,400		12/13/2012

!13281!

PRINT

Date	Time
12/11/20	03:15:52

LAST REV

Date	Time
04/14/20	14:53:12
mmcmakin	
13281	

USER DEFINED

Prior Id # 1:	199063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13281

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASSANO TONI J	74228-327	1	3/3/2020	Estate/Div	99	No	No		
PASSANO TONI J	50388-443		11/26/2007	Family		No	No		CONDO REVERSAL
HUBER JANE F	50388-442		11/26/2007	Family	379,000	No	No		SALE OF UNIT #1

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2009	711	Redo Kit	8,000					NEW HBTH

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Measured	294	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247				G9		530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	530,247	Spl Credit		Total:	530,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95461273
Const Adj.:	0.99989998
Adj $ / SQ:	162.268
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760591
Depreciation:	141470
Depreciated Total:	619121

COMMENTS

CONDO REVERSAL 11/26/2007.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

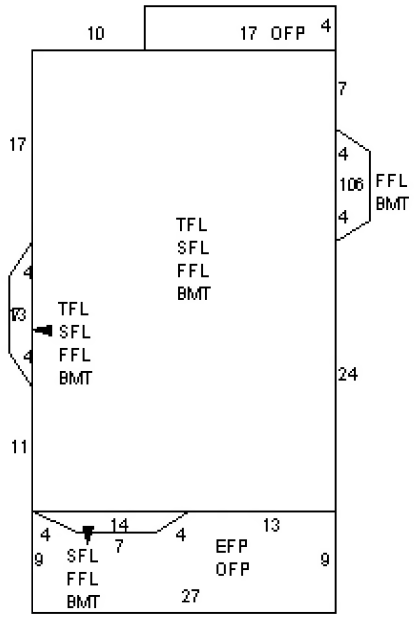
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.27
Special Features:	0	Val/Su Net:	120.66
Final Total:	619100	Val/Su SzAd	179.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,172	48.680	57,053
FFL	First Floor	1,172	162.270	190,178
SFL	Second Floor	1,148	162.270	186,284
TFL	Third Floor	1,127	162.270	182,876
OFP	Open Porch	290	22.190	6,434
EFP	Enclos Porch	222	39.480	8,766

Net Sketched Area:	5,131			Total:	631,591
Size Ad	3447	Gross Are	5131	FinArea	3447

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1930	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800